

089.0

0004

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

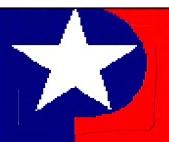
564,900 / 564,900

USE VALUE:

564,900 / 564,900

ASSESSED:

564,900 / 564,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		BRATTLE ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	COPITHORNE ARTHUR W	
Owner 2:		
Owner 3:		

Street 1:	145 BRATTLE ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	COPITHORNE ARTHUR W -
Owner 2:	-
Street 1:	145 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474-2122
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains 7,696 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1924, having primarily Asbestos Exterior and 731 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7696		Sq. Ft.	Site		0	70.	0.85	5									455,617						455,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	7696.000	109,300		455,600	564,900	
Total Card	0.177	109,300		455,600	564,900	Entered Lot Size
Total Parcel	0.177	109,300		455,600	564,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	772.78	/Parcel: 772.7	Land Unit Type:

Total Card / Total Parcel

564,900 / 564,900

564,900 / 564,900

564,900 / 564,900

User Acct	56682
GIS Ref	
GIS Ref	
Insp Date	
11/27/18	

USER DEFINED

Prior Id # 1:	56682
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:54:16
PRINT	
LAST REV	
Date	Time
07/17/19	09:17:47
apro	
7246	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		Parcel ID		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARTHUR COPITHOR	29626-409		1/6/1999	Family	135,000	No	No	4	
MURRAY ALLYN	28829-559		7/13/1998			1	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/1999	16	Alterati	2,000					REMODEL HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
1/6/2009	Measured	336	PATRIOT
1/24/2000	Measured	163	PATRIOT
1/11/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	2 - Bungalow			Full Bath:	1	Rating:	Average	NEW WINDOWS AFTERM SALE, LOC=HOSPITAL.									
Sty Ht:	1 - 1 Story			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	5 - Asbestos			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average										
Color:	GRAY			A Kits:		Rating:											
View / Desir:				Fpl:	1	Rating:	Average										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1924	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION								REMODELING					
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL	RES BREAKDOWN			
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	4	2					
Sec Int Wall:		%		Economic:	L - Location	5.0	%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:			%	Baths:									
Sec Floors:		%		Total:	34.45	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	90.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.35000002			General:									
Electric:	3 - Typical			Const Adj.:	0.94040596			COMPARABLE SALES				SUB AREA					
Insulation:	2 - Typical			Adj \$ / SQ:	114.259			Rate	Parcel ID	Typ	Date	Sale Price		SUB AREA DETAIL			
Int vs Ext:	S			Other Features:	62500												
Heat Fuel:	1 - Oil			Grade Factor:	1.00												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	166723												
% Com Wall:		% Sprinkled:		Depreciation:	57436												
				Depreciated Total:	109287												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		112X8	A	AV	1980		0.00	T	31.2	101				
PARCEL ID				089.0-0004-0007.0													
More: N				Total Yard Items:				Total Special Features:				Total:					